

BID CLARIFICATIONS

I-95 Gateway

PEAK Tenant Improvements

145 Commerce Drive, Suite 300

Warwick, RI 02886

8/20/2024

CLARIFICATIONS AND ASSUMPTIONS

1. All work to occur during normal working hours (6:00 AM – 2:30 PM)
2. Our proposal & alternates are valid for 30 days unless otherwise noted. NEC reserves the right to reevaluate costs based on material increased if an award is made after this date.
3. This proposal is based on merit shop labor rates. If ownership would like Union or Prevailing wage to be included, NEC will provide updated pricing to reflect this request.
4. Owner will not hold retainage on General Conditions, General Requirements, Materials purchased directly by NEC, Insurance, Bonds or Tax.
5. Our schedule and project duration is based on anticipated lead times. Lead times are subject to change. Please be advised that construction materials, like other commodities are subject to availability and any/all price fluctuations. Extensive and unexpected lead times may affect schedule and production.
6. Retainage to be released on early complete packages whereas the subcontractor is complete with 100% of their scope of work prior to 50% of the project completion. IE: Concrete, Steel, Rough Carpentry.
7. Owner and Contractor will enter into a mutually agreeable standard AIA contract.
8. All loose furniture and / or items the owner wishes to salvage will be removed from the space prior to the start of the project by owner.
9. All miscellaneous debris in the space to be removed by owner.
10. Adequate staging and laydown areas will be provided to the contractor for use during construction.
11. All existing equipment and/or devices to remain and/or to be relocated are assumed to be in good working order. Repair or replacement of said equipment or devices is not included.
12. Subcontractors working directly for the owner shall comply with the project schedule, safety protocols and provide proof of insurance to the standard of NEC.
13. All products identified on bid documents without specifications are carried as manufacturer's standard product line.
14. Fire alarm assumes existing panel has capacity to complete the design intent and existing/new devices will sync. Additional boosters and battery are not included. Fire alarm monitoring to be provided and maintained by the owner.
15. No architectural or MEP design fees are included. We have included costs for structural design of RTU frames

ALTERNATES (Not included in bid)

1. \$2,500/day – GPR Slab scanning
2. \$27,311 – Hot gas reheat for (5) RTU's
3. \$10,226 – Seismic curbs

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BID DOCUMENTS

1. Arch & Struct Permit Set – Dated 7/19/2024
2. Civil Permit Set – Dated 7/23/2024
3. 95% MEP drawings dated 8/2/2024
4. ASI 001 dated 7/31/2024
5. ASI 002 dated 8/8/2024

EXCLUSIONS

1. Chamfered edges or continuous drip groove at OH door knock outs, details on A8.02
2. 20" thick housekeeping pads @ washer/dryer
3. Walkway pads on the roof
4. Bent plate steel at the compactor openings
5. Compactor doors
6. Furnish of GWH-5. The plumbing supply houses did not quote due to impending specification changes.
7. Generator rental
8. Seismic RTU curbs
9. Installation of washers & dryers, only final utility connections (electrical, gas and water)
10. Hydrant flow test
11. FM Global requirements.
12. Floor prep & mastic removal.
13. Full scale mock-ups.
14. Liquidated and consequential damages.
15. Payment and Performance Bond, Builders Risk Insurance & Sub Bonding including fees, deductibles, and premiums.
16. LEED administration.
17. Municipal / utility company connection fees or backcharges.
18. Power, water, and heating/cooling consumption charges.
19. Unforeseen conditions. Including but not limited to structural deficiencies, MEP modifications for code compliance, fire separation.
20. Security, police details and fire watch.
21. Misc. building charges or fees including elevator operation costs, building system shutdowns, drain downs, badge fees, and off-hours building personnel coverage.
22. All testing including load, infrared, integrated and non-destructive as well as independent validation start-up.
23. Duct cleaning or equipment cleaning of existing systems.

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24. Third party commissioning
25. Seismic restraints on existing conditions.
26. Keying of existing or new door hardware.
27. Appliances, furniture, furniture partitions, equipment, raised/access flooring
28. Furniture, FF&E or relocation costs.
29. Owner to provide all permanent utility services required.
30. Coordination of 3rd party utilities.
31. Third party testing.
32. Arc Fault Study.
33. Import of Structural Fill.
34. Fuel Surcharges.
35. Phasing or phased turnovers of spaces.
36. Offsite parking.
37. Building survey and control points
38. Testing & removal of asbestos or hazardous/contaminated materials.
39. Moisture mitigation & mold remediation.
40. Over excavation and unsuitable material removal & Rock/ledge/boulder removal over 1 CY.
41. BDA/First Responders System.
42. Post construction fire protection pressure testing.
43. General Conditions and General Requirements on added scope & change orders resulting in a schedule or logistic change to the overall project.
44. Building Department Permit Fees & Fire Department Permit Fees.
45. ADA code consultant, ADA code review.
46. NFPA 241 Plan provided by a separate vendor. Added requirements due to AHJ review of NFPA 241 plan resulting in modifications or added scope.
47. Weather Conditions (temperature, wind & precipitation).
48. Weather days are not included in our project duration / schedule.
49. Cost of work, Liquidated Damaged or Schedule impacts due to AHJ, Fire Marshall or Building Inspector requirements not shown on drawings.
50. Security, Equipment and Service.
51. Access Control, Equipment and Service.
52. Tele/data Cabling, Equipment and Service, Audio & Visual, Cabling & Equipment.

Thank you for providing New England Construction Company the opportunity to provide a proposal for this interesting project. We appreciate your confidence in New England Construction Company.

Very truly yours,
NEW ENGLAND CONSTRUCTION COMPANY, INC